

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF
CUDAHY, HELD AT THE CUDAHY MUNICIPAL BUILDING,
5050 S. LAKE DR., MILWAUKEE COUNTY, WI HELD
Monday September 28, 2010 @ 5:30 P.M.**

ROLL CALL

Chairperson Sara Eberhardy called the meeting to order at 5:30 pm. The following answered, “present” to the roll call: Ald. Joe Mikolajczak, Rick Ceschin, Ald Jason Litkowiec, Joan Houlehen, Mike Clark and Marty Van Hoof. Also present: Economic Development Director Lara Fritts, Mayor Tony Day, Ald. Mark Otto, and Executive Director Bruce Schuknecht.

MEETING STATEMENT

The proper open meeting statement was read at this time.

MINUTES:

MOTION WAS MADE BY MIKE CLARK, SECONDED BY JOAN HOULEHEN to approve the minutes of the June 8th, June 22nd Joint, July 27th, August 3rd Public Hearing, August 16th Joint. Except the August 16th Joint meeting. Motion carried unanimously.

REPORTS FROM OFFICERS:

The CDA M&I Checking account has a balance of \$ 7,807.80 and the LGIP account has a balance of \$ \$ 208,796.04 as of August 31, 2010

OLD BUSINESS

1. Update regarding Work Plan for 2010. Update from Lara Fritts, no action taken.

2. Update, discussion, and action regarding proposed amendment to MCSC contract.

MOTION WAS MADE BY RICK CESCHIN, SECOND BY JOAN HOULEHEN to enact a proposed amendment change to the MCSC contract. Motion carried unanimously.

3. Discussion and action regarding proposed amendment to the Development Agreement between the City, CDA, and Cobalt Partners, LLC. **MOTION WAS MADE BY JOAN HOULEHEN, SECOND BY RICK CESCHIN** to approve and recommend to the Common Council the proposed amendment as detailed by Attorney Donald Schoenfeld and to direct Attorney Schoenfeld to memorialize the terms detailed.

NEW BUSINESS

1. Discussion and action regarding the TIF District funds/expenses/status, including potential Reallocation of funds. **MOTION WAS MADE BY SARA EBERHARDY, SECOND BY RICK CESCHIN** to reallocate the following funds: Edgerton Ave 2014, KK & Plankinton Intersection, Downtown Redevelopment-City, Kohl’s Food Store, Gateway Planter RE-DO, and the Downtown Projects to a Future TIF Project line item. Motion carried 6 – 1.

MOTION WAS MADE BY SARA EBERHARDY, SECOND BY MARTY VAN HOOFF to reallocate the MCSC funds to the Streetscape Packard Ave & Layton 2011 fund line item. Motion carried unanimously.

2. Discussion and update regarding ETID # 1. No action taken.

3. Discussion and action regarding proposed RFP regarding Real Estate Broker Service.
Held over.
4. Discussion and action regarding Ready For Reuse Grant, specifically the transfer of the former Iceport property to the City for purposes of remediation. **MOTION WAS MADE BY MARTY VAN HOOFF, SECOND MIKE CLARK** to approve and recommend to the Common Council the transfer of the former Iceport property to the City for purposes of remediation. Motion carried unanimously. **MOTION WAS MADE BY JOAN HOULEHEN, SECOND BY RICK CESCHIN** to approve and recommend to the Common Council the proposal of Collins Engineering for a Lump Sum Fee of \$ 12,500. Motion carried unanimously.
5. Discussion and action regarding proposed use of CDA-owned property for gardens.
Committee directed Economic Development Director Lara Fritts to research.

CLOSED SESSION

MOTION WAS MADE BY ALD. JASON LITKOWIEC, SECOND BY RICK CESCHIN to adjourn into closed session at per sec 19.85 (1) (e) (g) Wis. Stats for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and/or to confer with legal counsel with respect to ongoing and/or likely litigation. Motion carried unanimously.

MOTION WAS MADE BY ALD. JASON LITKOWIEC, SECOND BY RICK CESCHIN to Adjourn closed session and reconvene in open session. Motion carried unanimously.

No action taken on closed session items.

UPDATES

1. South Shore Economic Advancement Center – Lara update.
2. Façade Program Projects(s) – handout discussed.
3. Grants (Ready for Reuse, Commerce Brownfields, NSP, etc.). – Reuse new application \$ 257,000, Brownfields modified contract, NSP Packard Hall.
4. Welcome Wagon Program – nothing new.
5. Revolving Loan Fund. - Tabled
6. Centerpoint Development. - Tabled
7. Iceport Environmental Strategy/Art Harrington & Endpoint Solutions. Tabled
8. PDI Graef – Shoreline Stabilization Grant. – Nothing to report.
9. Sara Development – Looking for tenants.
10. Parking Issues – Observational survey to be conducted, cost \$ 150.00.
11. Farmer’s Market – survey on line.
12. Packard Hall – Nothing to report.
13. John Antaramian/EEC Project – Project sent to Finance Committee.
14. Cudahy City-wide Open House – Good turn out for the event.
15. Other – Nothing to report.

MOTION WAS MADE BY ALD. JOE MIKOLAJCZAK, SECOND BY JOAN HOULEHEN to adjourn at 8:48 p.m. Motion carried unanimously.